



Community Development Department Building & Safety Division

Policy No.: BDP 6
Effective: January 1, 2014
Revised Date: August 27, 2013
Initiated By: Kenneth C. Petersen, P.E.
Approved By: Gregory A. Shreeve, Sr., Chief Building Official
Subject: Residential Utility Sheds

Utility sheds at or less than **120 square feet** of floor area and below **eight feet** in height do not require a building permit.

1. Maximum Size:

- A. A building permit is not required for a utility shed when the structure is less than 120 square feet and at or less than eight feet in height.
- B. A utility shed over 120 square feet in floor area **or** greater than eight feet in height requires plan review approval and a building permit from the Planning and Building & Safety Divisions.

2. Location on Property:

For lots less than 5,000 square feet in size:	Enclosed structures greater than 8 feet in height	Enclosed structures less than or equal to 8 feet in height
Maximum Height	10 feet	8 feet
Front Yard Setback	Not allowed	Not allowed
Side Yard Setback	3 feet	0 feet
Street Side Yard Setback	3 feet	3 feet
Rear Yard Setback	3 feet	0 feet
For lots 5,000 square feet in size or greater:		
Maximum Height	15 feet	8 feet
Front Yard Setback	Not allowed	Not allowed
Side Yard Setback	5 feet	0 feet
Street Side Yard Setback	5 feet	5 feet
Rear Yard Setback	5 feet	0 feet

- 3. Water run-off from the accessory structure's roof must be maintained within the property.
- 4. Applicants to obtain Home Owners Association approval for additional rules and regulations.
- 5. Properties in a planned development may have different setbacks than those listed above. Planning Division pre-approval must be obtained for conformance to zoning regulations such as the maximum allowable building coverage of the lot, setbacks to property lines, maximum size and height.